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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

Promoting the wise use of land
Helping build great communities

MEETING DATE December 5, 2005	CONTACT/PHONE Martha Neder, AICP	APPLICANT General Services	FILE NO. PL 05-0350 SUB2005-00061
SUBJECT The applicant (County of San Luis Obispo Department of General Services) proposes to purchase 15 acres of land for the purpose of a future county park. The remaining lots left in private ownership will be within the range of parcel sizes allowed in the Agriculture land use category. This request is to authorize the future creation of a public lot of 15 acres by a conveyance without having to first obtain approval of a parcel map.			
RECOMMENDED ACTION Confirm the Director's determination that the proposed acquisition of land by the County of San Luis Obispo Department of General Services does not necessitate filing of a parcel map.			
ENVIRONMENTAL DETERMINATION Class 5 Categorical Exemption was issued for the project on November 3, 2005 (ED05-178)			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION N/A	ASSESSOR PARCEL NUMBER 092-031-003	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: N/A			
LAND USE ORDINANCE STANDARDS: N/A			
EXISTING USES: Vacant			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural <i>East:</i> Agriculture <i>South:</i> Agriculture <i>West:</i> Agriculture			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: None applicable			
TOPOGRAPHY: Nearly level to steeply sloping		VEGETATION: Grazed grasslands, oak woodland	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual on-site septic system Fire Protection: California Department of Forestry		ACCEPTANCE DATE: April 18, 2005	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

PROJECT DESCRIPTION

The County of San Luis Obispo Department of General Services is requesting to acquire 15 acres for the purposes of a future public park. The parcel remaining in private ownership will exceed the minimum parcel size in the Agriculture land use category. The remaining parcel will be 55 acres.

ORDINANCE COMPLIANCE:

Section 21.02.010(a)(9) of the Real Property Division ordinance states that land conveyed to or from a public agency does not need a tentative map unless the planning director determines that public policy necessitates a map. In this case the Director determined that public policy did not necessitate a tentative map because San Luis Obispo County Department of General Services is a public agency and the remaining parcels are within the range of parcel sizes allowed in the land use category.

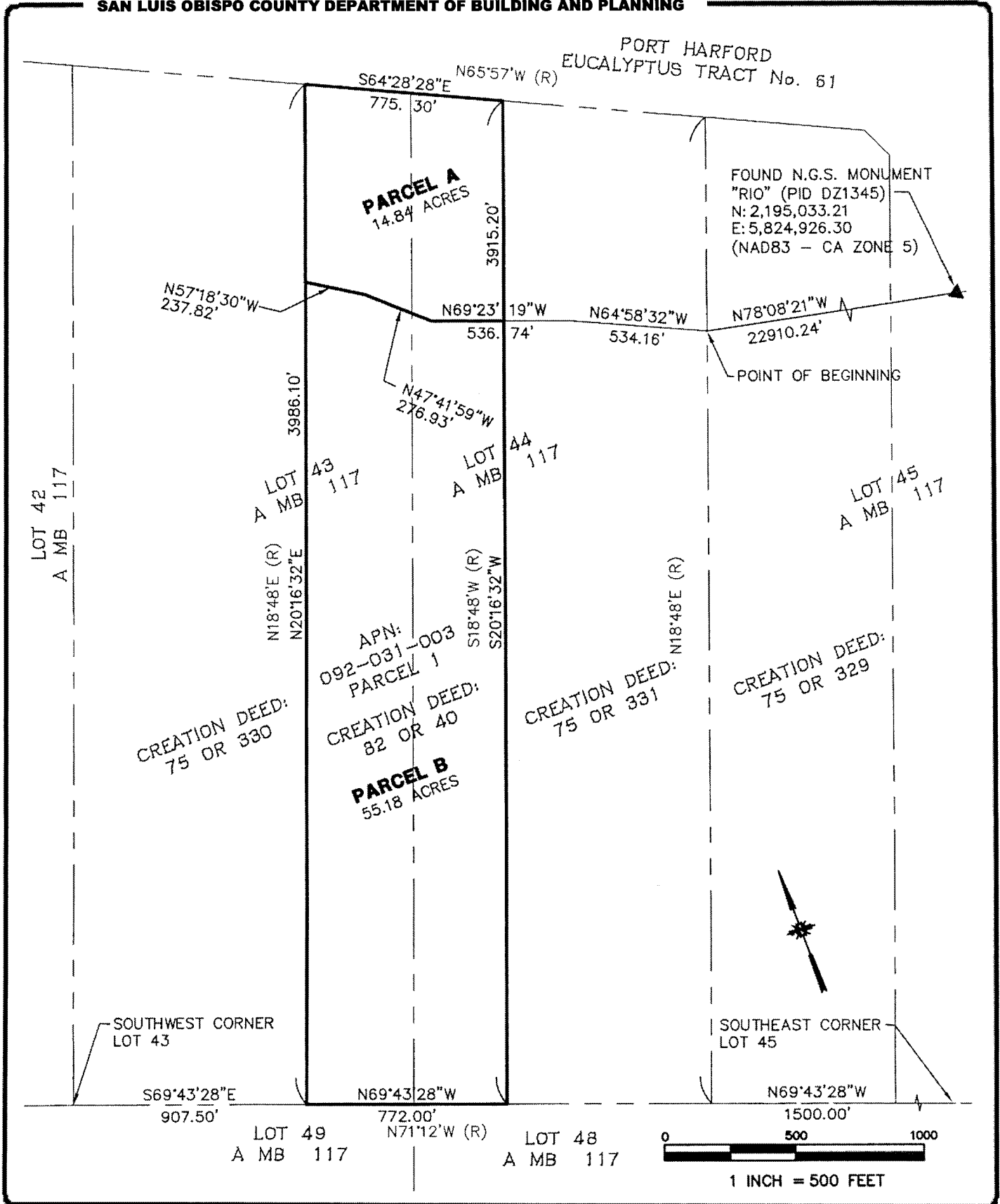
FINDINGS - EXHIBIT A

- A. The San Luis Obispo County Department of General Services is a public agency.
- B. The creation and sale of the parcel(s) will not affect adjacent properties in an adverse manner.
- C. No evidence has been presented that would necessitate the filing of a tentative map.
- D. Approval of this public lot exemption is granted only for the specified parcel(s).
- E. Any subsequent modification of the resulting parcels, or any future sale, lease or separate financing of the property contrary to this approval shall require a new public lot or tentative map application in compliance with the Subdivision Map Act and local ordinances then in effect.
- F. This approval is effective for a period of two years from the date of Subdivision Review Board approval. Evidence must be submitted to show recordation of the required Voluntary Merger and transfer of the property within that time period.
- G. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because it will result in a minor alteration to land use limitation, occurs on land with a slope less than 20 percent, and will not result in changes in land use or density.

Staff report prepared by Martha Neder and reviewed by Kami Griffin

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

PORT HARFORD
EUCALYPTUS TRACT No. 61



PROJECT

Public Lot PL05-0350
SUB2005-00061



EXHIBIT

Public Lot